

\$649,900 - 401, 327 9a Street Nw, Calgary

MLS® #A2227359

\$649,900

2 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.00 Acres

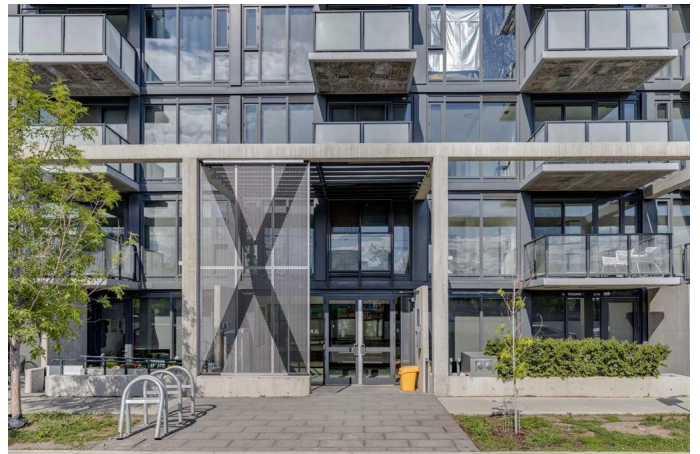
Sunnyside, Calgary, Alberta

Meet "Sky" - Downtown View | Steps to C-Train | 2 Bed/2 Bath + Den | Titled Parking. Welcome to The Annex by Minto Communitiesâ€™ A LEED v4 Gold Certified high-rise, setting a new standard for urban living in the heart of Sunnyside. This expansive 2-bedroom + den, 2-bathroom corner unit spans over 1,008 sq ft, offering panoramic views of Calgaryâ€™s iconic skyline and vibrant Kensington Village below.

Step into a sun-drenched, open-concept layout where floor-to-ceiling windows bathe the home in natural light. The chef-inspired kitchen anchors the space with its oversized island, premium stainless steel appliances, gas range, and sleek modern finishes. The primary suite faces east for stunning sunrise views and features a spacious 4-piece ensuite. The second bedroom is equally impressive, offering south-facing windows. The flexible den is ideal for a home office, nook, or additional storage.

Enjoy the comfort and convenience of heated underground parking, and unwind on the buildingâ€™s award-winning rooftop patio, complete with BBQs, communal gardens, and a dog runâ€”an urban oasis above the city.

Located steps from the LRT line, this home is a commuterâ€™s dreamâ€”whether you're headed downtown, to the university, or anywhere in the city. Just steps from boutique



shopping, top-rated restaurants, artisan cafes, and the Bow River pathways, this is inner-city living at its most dynamic and walkable.

Built in 2021

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2227359 |
| Price | \$649,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,008 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 401, 327 9a Street Nw |
| Subdivision | Sunnyside |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 1T7 |

Amenities

| | |
|----------------|-------------------------------------------------------------------|
| Amenities | Elevator(s), Parking, Secured Parking, Visitor Parking, Roof Deck |
| Parking Spaces | 1 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Quartz Counters, Wet Bar |
| Appliances | Built-In Oven, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Fan Coil |
| Cooling | Central Air |

of Stories 9

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed June 5th, 2025
Days on Market 10
Zoning DC

Listing Details

Listing Office Renzo Real Estate Inc.

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